

Forestry Buildings Repairs to Correct Fire and Life Safety Deficiencies **FY2005 Request:** \$311,700
Reference No: 38879

AP/AL: Appropriation **Project Type:** Deferred Maintenance
Category: Natural Resources
Location: Statewide **Contact:** Jeff Jahnke
House District: Statewide (HD 1-40) **Contact Phone:** (907)269-8474
Estimated Project Dates: 07/01/2004 - 06/30/2006

Brief Summary and Statement of Need:

This project protects State assets by correcting priority Building Fire and Life Safety deficiencies identified in the 2002-03 Forestry Building Conditions Survey, and identifies the location and extent of hazardous materials in Forestry buildings. Safety systems including detectors and alarms will be improved and installed; electrical circuits will be properly grounded and bonded; and emergency lighting and signage will be acquired and installed. These fire and safety code compliance improvements will be made in Forestry structures statewide, where the public visits and where staff regularly works. The project ensures cost-effective management of state structures with a replacement value exceeding \$14M.

Funding:	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	Total
AHFC Bonds	\$311,700						\$311,700
Gen Fund		\$306,600	\$54,700				\$361,300
Total:	\$311,700	\$306,600	\$54,700	\$0	\$0	\$0	\$673,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
<u>One-Time Startup:</u>	0	
Totals:	0	0

Additional Information / Prior Funding History:

From September 2002 to March 2003, professional inspectors under contract (USKH, Inc.) assessed electrical, mechanical and structural deficiencies in more than 85 structures. The assessment identified basic life safety code compliance concerns, and was funded through a reimbursable services agreement from the Department of Administration, funded by a 2002 SLA capital appropriation to DOA for statewide Public Facilities Maintenance and Repair.

Project Description/Justification:

State offices, including Forestry buildings where the public visits and where staff regularly work, do not meet basic local and state fire code requirements. Continued stopgap repairs, damage to goods and equipment from substandard structures, and losses and threat of penalty (up to and including closure) hamper the division's goal to protect, develop and manage resources. The Division of Forestry occupies over 85 buildings with a replacement value of over \$14,249.5 (based on inventories and Division of Risk Management guidelines). The warehouses also contain over \$8,798.8 worth of supplies and equipment. USKH, Inc., under contract, produced a report titled "Forestry Building Conditions Surveys". Based on professional electrical and mechanical engineering and architectural review, this report identifies electrical, mechanical, structural, architectural and basic life safety deficiencies in 85 Forestry buildings in 8 locations.

The report identifies 1,462 items requiring attention. Each building deficiency was assigned a category code, denoting risk threat, as follows:

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- Category # 1 – Threat to Health and Safety (Major liability with imminent likelihood of personal injury to public and staff.);
Category # 2 – Imminent Failure of System(s) Structures (Immediate action required to continue current functioning.);
Category # 3 – Risk to Health and Safety (Hazards with potential injury to public and staff.);
Category # 4 – Implied Risk (Compromise to structure or major system(s) integrity.);
Category # 5 – Fundamental Compliance (Compliance required by code, not in higher risk categories above; or actions to prevent further loss.);
Category # 6 – Program Efficiencies (operational Savings to the State.);
Category # 7 – Amenities (Enhances quality of environment or improves service delivery to the public.)

Based on findings and recommendations presented in the report, this proposed capital project corrects the most critical needs identified in the following Forestry public office communities: Kenai/Soldotna, Fairbanks, Delta Junction, Copper River, McGrath, Tok, Eagle River, and Palmer.

In Year 1 (FY2005), this project is planned to correct deficiencies from the study as follows:

- 42 items identified as Category # 1 deficiencies (\$95.0);
- 8 items identified as Category # 2 deficiencies (\$17.5);
- 50 items identified as Category # 3 deficiencies, hazardous material assessment (\$127.3);
- 30 items identified as Category # 3 deficiencies, electrical items (\$37.3);
- 16 items identified as Category # 3 deficiencies, mechanical items in Soldotna, Fairbanks, Delta Junction, McGrath (\$34.6);

In Year 2 (FY2006), this project is planned to correct deficiencies from the study as follows:

- 14 items identified as Category # 3 deficiencies, mechanical items in Tok, Palmer, Copper River, and Eagle River (\$44.7);
- 73 items identified as Category # 3 deficiencies, structural items in Tok, Delta, Fairbanks, Eagle River, Soldotna, Palmer and McGrath (\$258.7);
- 1 item identified as Category #5 HazMat in Copper River (3.2);

In Year 3 (FY2007), this project is planned to correct deficiencies from the study as follows:

- 6 items identified as Category #3 deficiencies, structural items in Fairbanks and Copper River (\$54.7).

The State has a responsibility to provide safe buildings for the public it serves and for the staff it employs. Many of the buildings requiring corrective work are more than 40 years old, and were built under older codes and technology that is non-compliant with safety requirements today.

This project reduces the State's risk to liability by correcting Building Fire and Life Safety deficiencies. The project protects the state from costly citations by regulatory and compliance agencies such as local government and state fire marshals, OSHA officials, and local fire authorities. Furthermore, this project limits state exposure to costly financial liability posed by injury or fatality in facilities that do not meet basic life safety requirements of federal, state, and local regulation.

Some of the work will be accomplished by professionals including electricians working on fire and electrical systems, printers and sign-makers providing code-compliance signage, and other trades and crafts to correct deficient mechanical systems. When practical the project would utilize existing state labor, in concert with safety consultants and professionals who check that corrections are code-compliant, to minimize costly contracting in remote areas and provide for the maximum number of life safety deficiencies to be corrected.

Project cost is based on findings from the "Forestry Building Conditions Surveys" with cost estimates provided from Alaska-based professional estimators.

Not requesting the project for funding and implementation is not considered a viable alternative. Doing nothing would mean continued violation of building fire and life safety requirements, and does not address the need to reduce risk and limit exposure in the state's operation of its public facilities. Using department operating funds for the corrections is not considered a viable alternative. Diverting operating funds to the project would necessarily cause some legislatively-funded operations to go unperformed; and, funds would be inappropriately diverted to capital projects for which operating funds were not established or intended.

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Why is this Project Needed Now:

Assuring that fire and life safety requirements are met in public facilities is critical to continuing the State's operations to develop, protect, and manage resources. If the State is to continue to conduct its business safely and cost-efficiently, there is a requirement to protect its capital assets (its buildings) accessed by the public and by the state workforce. Neglecting this responsibility immediately will result in increased costs for reparation at a later date, interim costs for regulatory citations, and unnecessary financial and bodily risk in the interim.

Specific Spending Detail:

FY05 Line Item Expenditures:

Personal Services \$40.7
Travel \$15.0
Contractual Services \$191.0
Supplies \$51.0
Equipment \$14.0

Line Item Detail Description:

Personal Services – Project and contract management (2 work months of an unbudgeted non-permanent position); and in-house maintenance repairs (5 unbudgeted work months via extension of seasonal Maintenance Generalist positions in 8 communities where Forestry offices are located).

Travel – Travel to area offices (including subsistence and lodging) by professional fire safety officials' for inspection and certification of work, travel for project management and shared maintenance staff with remote field offices.

Contractual Services – Contracts with/for trained building fire and life safety professionals, electrical, mechanical, and building contractors; printing and sign production; HazMat testing contractors and laboratories; and professional consultation for facility compliance repairs (electrical engineer, architect, mechanical engineer).

Supplies – This purchases necessary fire safety items, construction supplies and materials such as lumber and electrical components, and other commodities necessary to correct deficiencies.

Equipment – Fire safety equipment in facilities where required by law or code and identified in the "Forestry Building Conditions Surveys" report.

Project Support:

State Fire Marshal's Office; OSHA; local fire departments; public served by facilities; state employees labor organizations (ASEA, APEA, Local 71); local suppliers of professional services, labor, materials and equipment for the project; and employees.

Project Opposition: None known.